



King County Department of Assessments

Executive Summary Report

Appraisal Date 1/1/99 - 1999 Assessment Roll

Area Name / Number: Laurelhurst/Windermere

Previous Physical Inspection: This area was last physically inspected in 1993.

Sales - Improved Summary:

Number of Sales: 205

Range of Sale Dates: 1/97 – 12/98

Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$197,000	\$243,100	\$440,100	\$538,300	81.8%	18.52%
1999 Value	\$256,000	\$267,100	\$523,100	\$538,300	97.2%	9.30%
Change	+\$59,000	+\$24,000	+\$83,000		+15.4%	-9.22% *
%Change	+29.9%	+9.9%	+18.9%		+18.8%	-49.78% *

*COV is a measure of uniformity, the lower the number, the better the uniformity. The negative figures of -9.22% and -49.78% actually represent an improvement.

Sales used in Analysis: All improved sales, which were verified as good, were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition, the summary above excludes sales of parcels that had an improvement value of \$10,000 or less posted for the 1998 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$203,400	\$254,300	\$457,700
1999 Value	\$265,400	\$276,000	\$541,400
Percent Change	+30.48%	+8.53%	+18.29%

Number of improved Parcels in the Population: 2301

The population summary above excludes multi-building, and mobile home parcels. In addition, parcels with 1998 or 1999 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

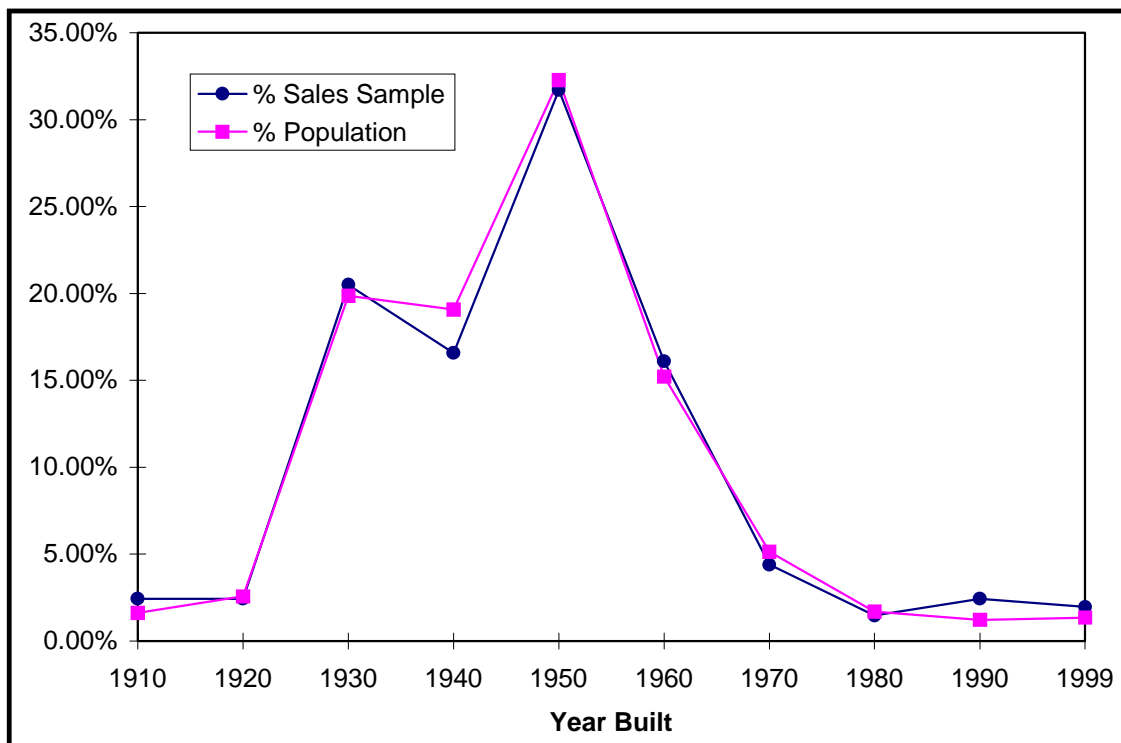
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

Sales Sample Representation of Population - Year Built

Year Built	Frequency	% Sales Sample
1910	5	2.44%
1920	5	2.44%
1930	42	20.49%
1940	34	16.59%
1950	65	31.71%
1960	33	16.10%
1970	9	4.39%
1980	3	1.46%
1990	5	2.44%
1999	4	1.95%
205		

Year Built	Frequency	% Population
1910	37	1.61%
1920	59	2.56%
1930	457	19.86%
1940	439	19.08%
1950	743	32.29%
1960	350	15.21%
1970	118	5.13%
1980	39	1.69%
1990	28	1.22%
1999	31	1.35%
2301		

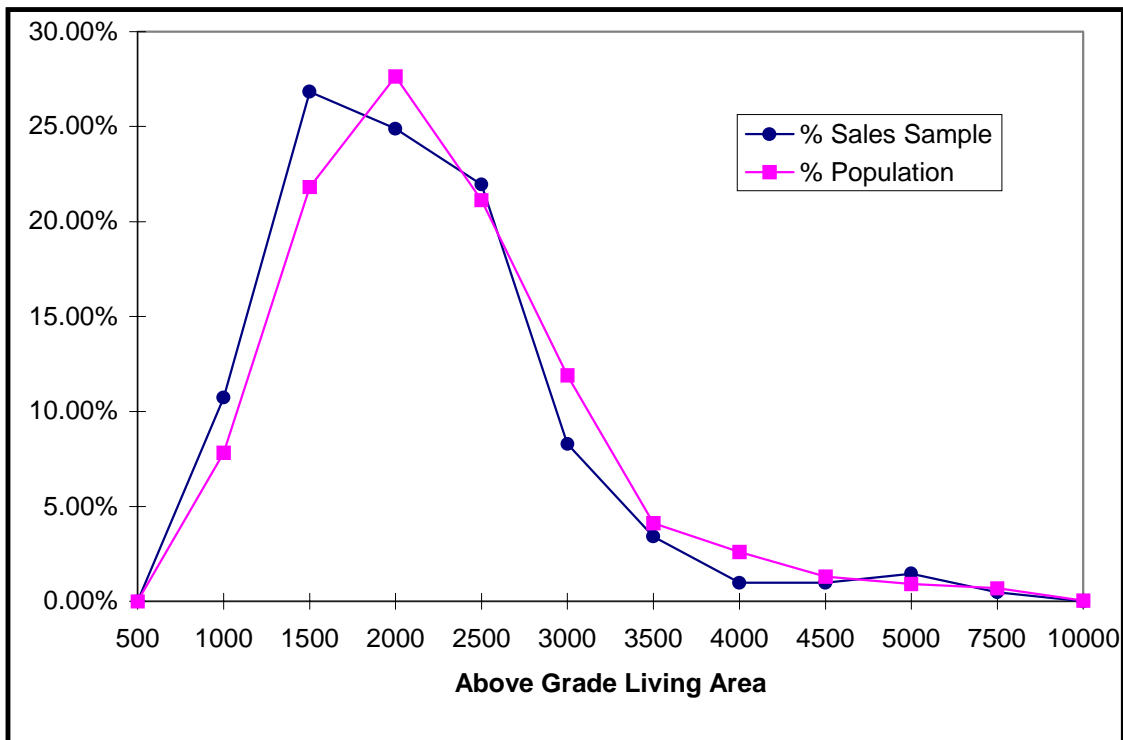


The sales sample adequately represents the population with regard to year built.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
500	0	0.00%
1000	22	10.73%
1500	55	26.83%
2000	51	24.88%
2500	45	21.95%
3000	17	8.29%
3500	7	3.41%
4000	2	0.98%
4500	2	0.98%
5000	3	1.46%
7500	1	0.49%
10000	0	0.00%
205		

Population		
Above Gr Living	Frequency	% Population
500	0	0.00%
1000	180	7.82%
1500	502	21.82%
2000	636	27.64%
2500	486	21.12%
3000	274	11.91%
3500	95	4.13%
4000	60	2.61%
4500	30	1.30%
5000	21	0.91%
7500	16	0.70%
10000	1	0.04%
2301		

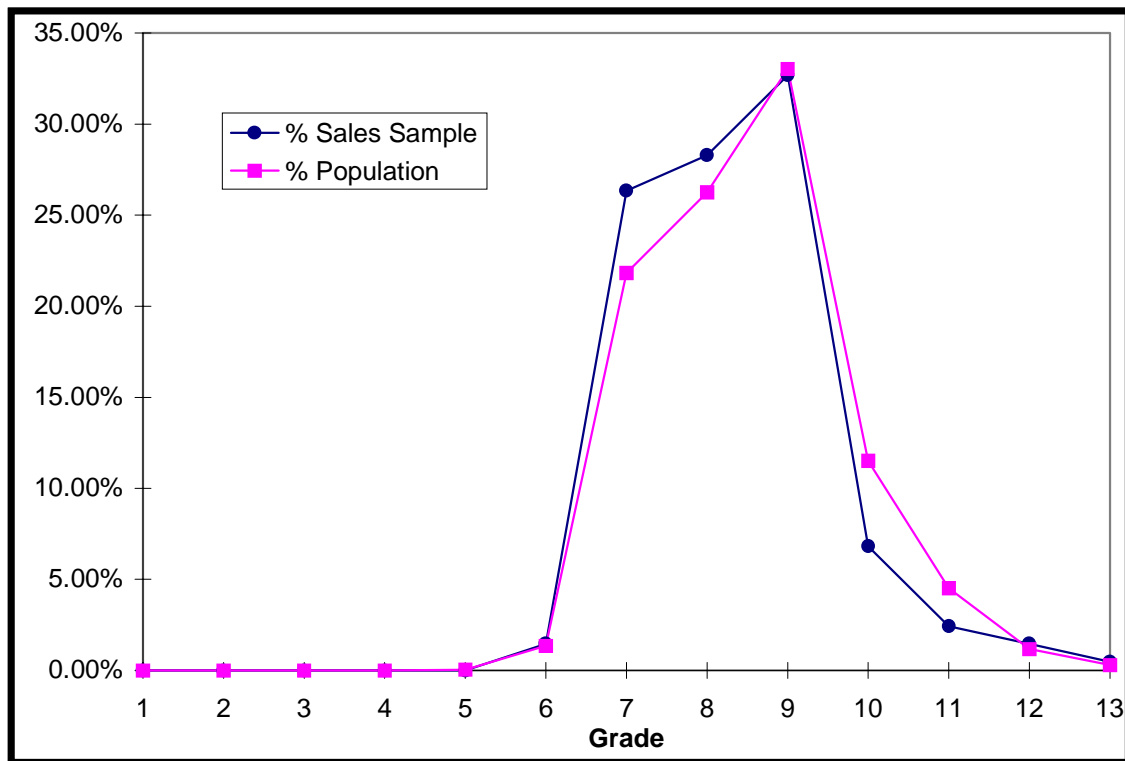


The sales sample adequately represents the population with regard to Above Grade Living Area.

Sales Sample Representation of Population - Grade

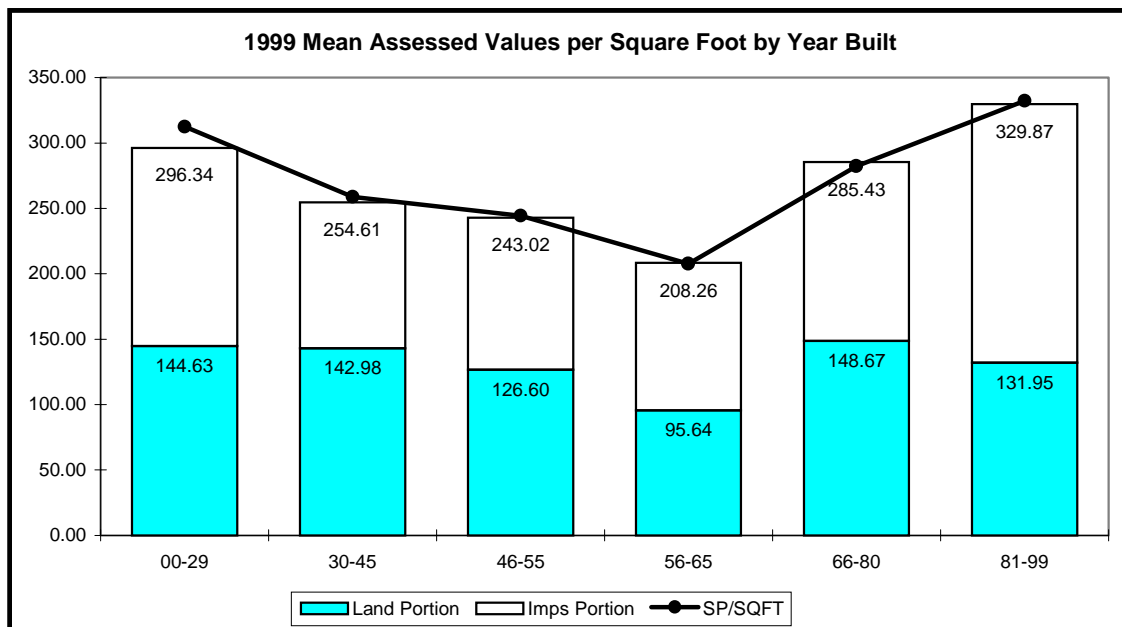
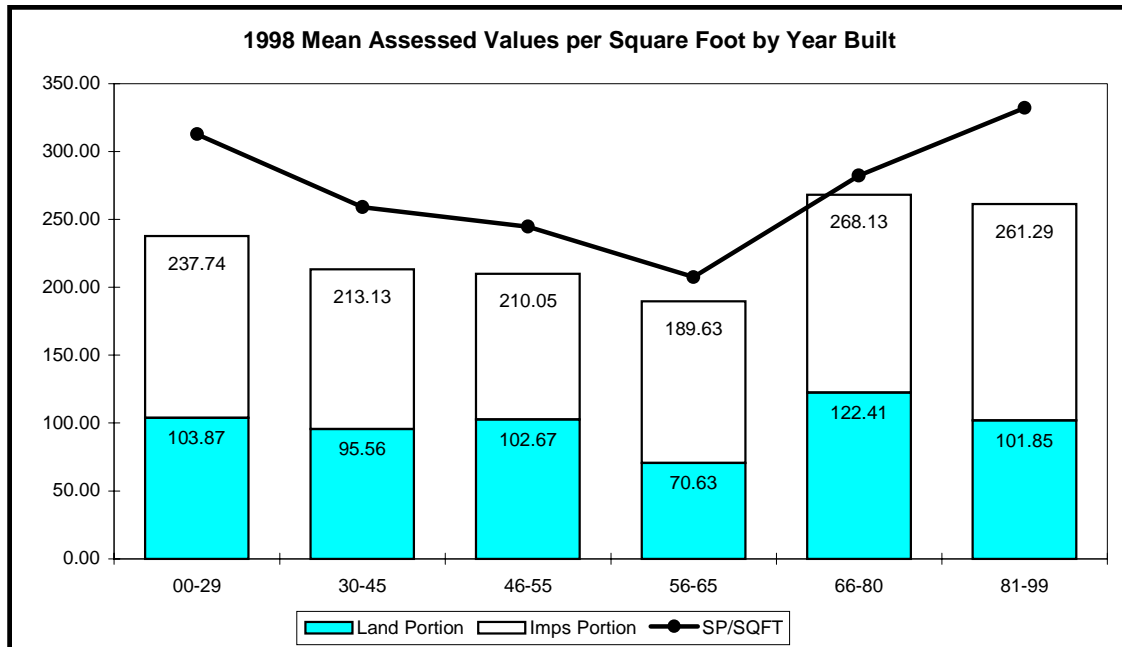
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	3	1.46%
7	54	26.34%
8	58	28.29%
9	67	32.68%
10	14	6.83%
11	5	2.44%
12	3	1.46%
13	1	0.49%
205		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.04%
6	31	1.35%
7	502	21.82%
8	604	26.25%
9	760	33.03%
10	265	11.52%
11	104	4.52%
12	27	1.17%
13	7	0.30%
2301		



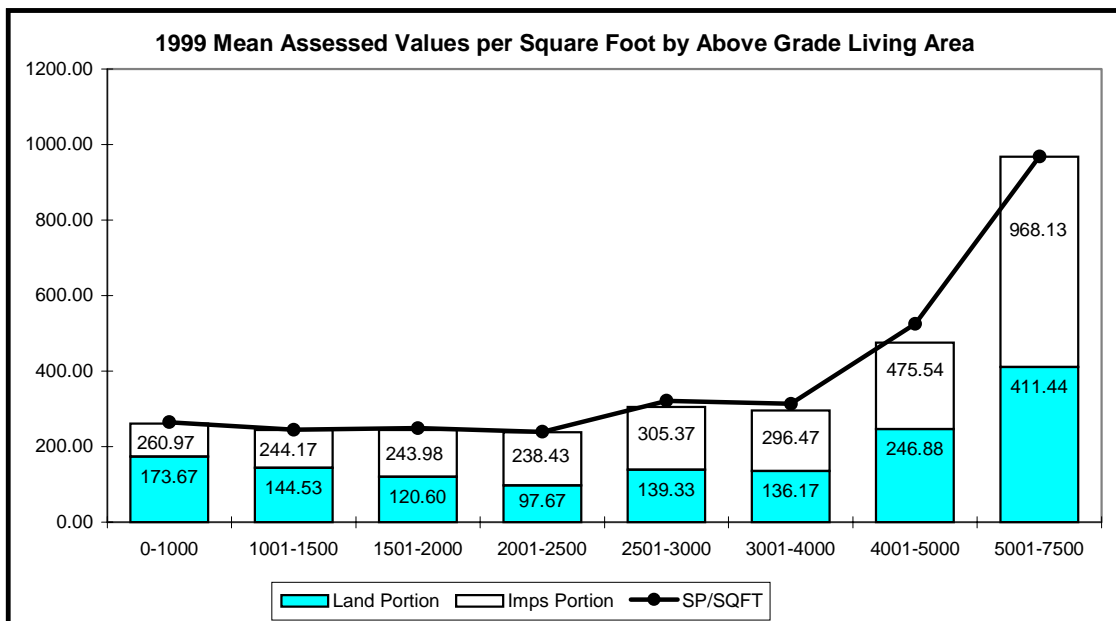
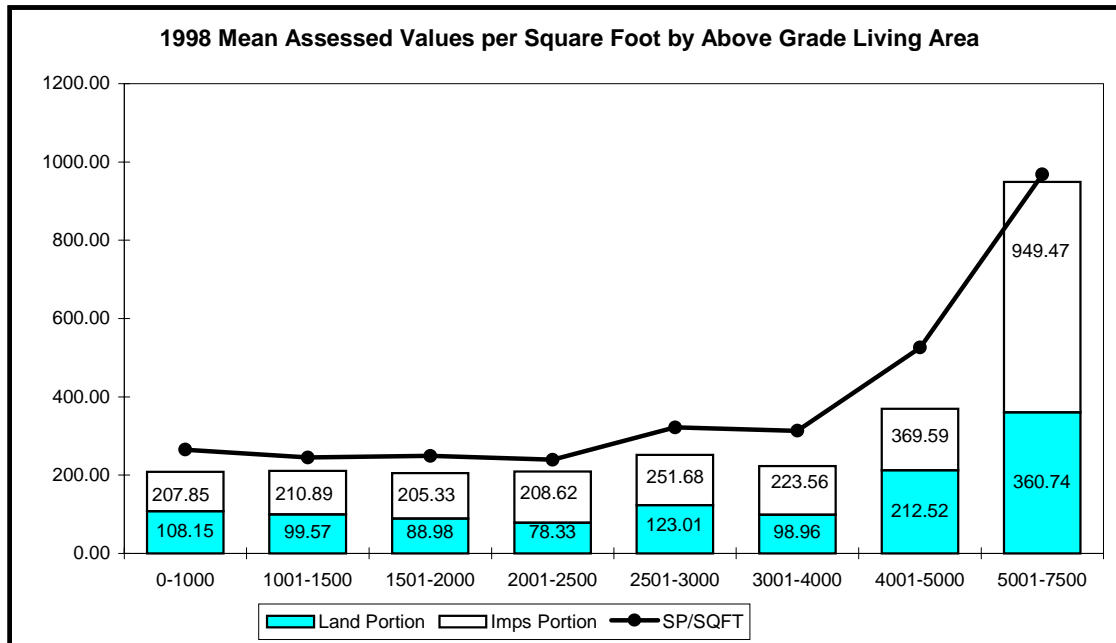
The sales sample frequency distribution adequately represents the population.

Comparison of 1998 and 1999 Per Square Foot Values by Year Built



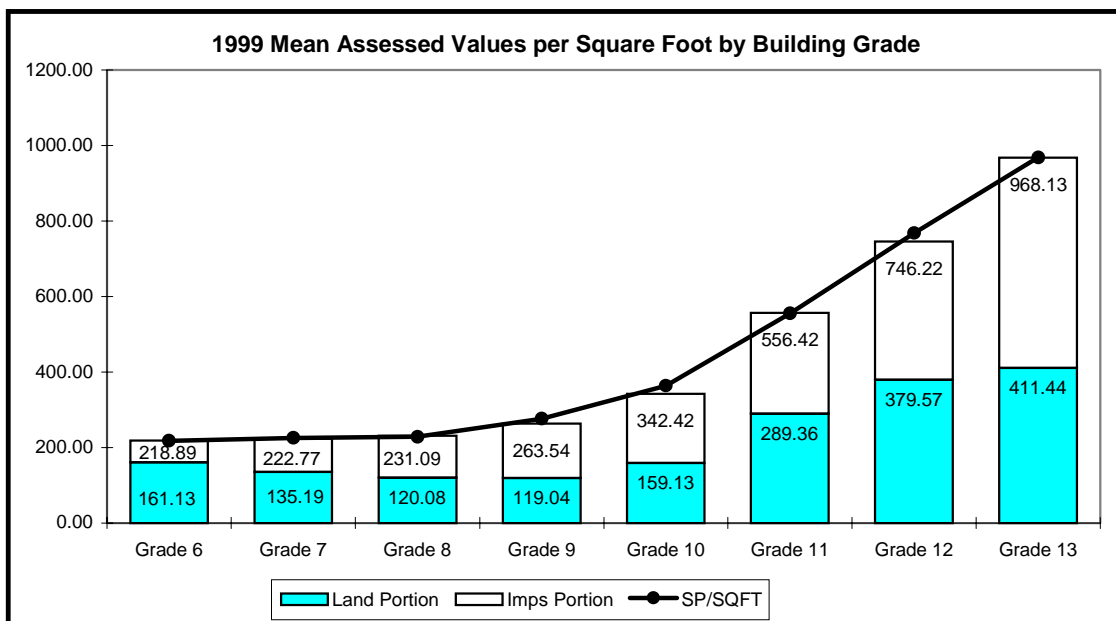
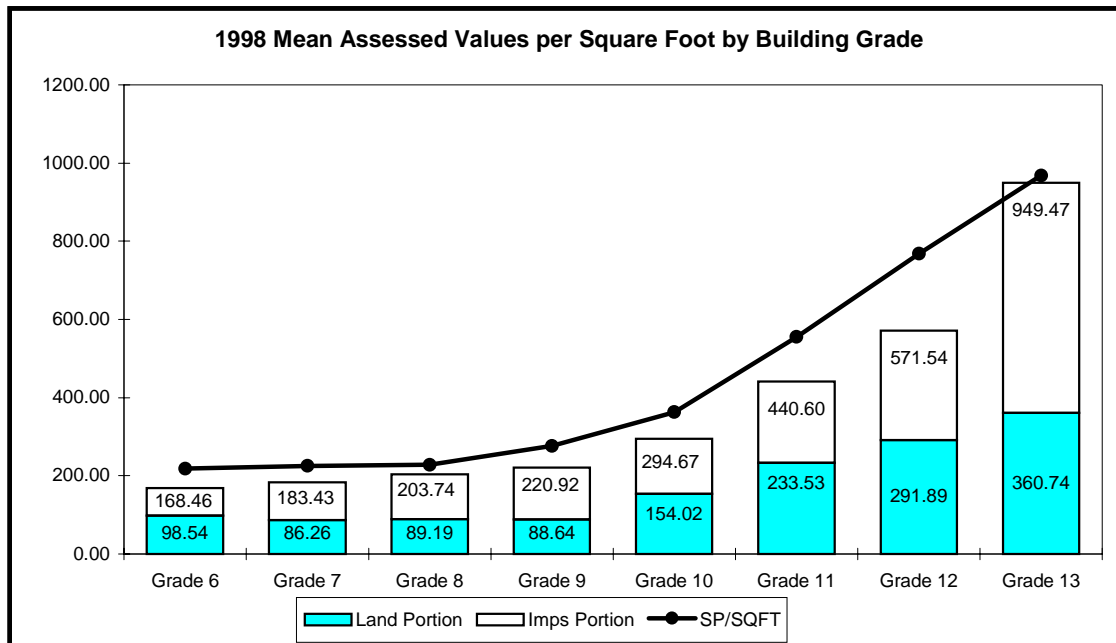
These charts clearly show a significant improvement in assessment level by year build as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total combined value for land and improvements.

Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area



These charts show a definite improvement in assessment level by Above Grade Living Area as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total combined value for land and improvements. Properties with Above Grade Living Area greater than 5000 square feet are generally higher quality homes located on waterfront lots.

Comparison of 1998 and 1999 Per Square Foot Values by Grade



These charts show a definite improvement in assessment level by grade as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total combined value for land and improvements.